

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2128 ROSLYN AVENUE PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF HOKE HOMES & PROPERTIES, LLC 2911 CINDY LANE CHARLOTTE, NC 28269

WHEREAS, the dwelling located at 2128 Roslyn Avenue in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 2128 Roslyn Avenue in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Senior Assistant City Attorney

GENERAL INFORMATION	
Property Address	2128 Roslyn Avenue
Neighborhood	Neighborhood Profile Area 382
Council District	#2
Owner(s)	Hoke Homes & Properties, LLC
Owner(s) Address	2911 Cindy Lane Charlotte, NC 28269
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	02/14/2019
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	02/22/2019
◆ Received title search:	02/26/2019
◆ Held hearing for owner(s) by:	03/20/2019
◆ Owner(s) attend hearing:	No
◆ Received letter of appeal from owner(s):	04/10/2019
◆ Filed Lis Pendens:	03/27/2019 04/10/2019
◆ Owner(s) ordered to demolish structure by:	04/22/2019
◆ Housing Appeals Board met and passed a unanimous motion to uphold the Order to Demolish with a 90-day Stay. During the Stay the owner(s) were given the opportunity to complete repairs necessary to make the property code compliant.	06/18/2019
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$9,665
◆ Lien will be placed on the property for the cost of Demolition.	

NOTIFICATION TO OWNER

Owner and parties of interest have been advised that failure to comply with the Order to Demolish the structure would result in City Council being requested to approve demolition by the City and a lien being placed on the property for the cost of demolition.

OPTIONS

IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$75,793	Acquisition & Rehabilitation Cost (Existing structure: 1,868 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$245,393	New Replacement Structure Cost (Structure: 1,868 sq. ft. total) Economic Life: 50 years Estimated cost-\$290,550	Estimated Demolition Cost \$9,665
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 8,800 - Land: \$ 140,000 Total Acquisition: \$ 148,800 Estimated Rehabilitation Cost: Cost: \$ 93,400 Outstanding Loans \$ 0 Property Taxes owed: \$ 3,028 Interest on Taxes owed: \$ 165 Total: \$ 96,593	Acquisition: Tax values: - Structure: \$ 8,800 - Land: \$ 140,000 Total Acquisition: \$ 148,800 New structure: \$ 128,892 Estimated demolition cost: \$ 9,665 Outstanding Loans: \$ 0 Property Taxes owed: \$ 3,028 Interest on Taxes owed: \$ 165 Total: \$ 141,750	

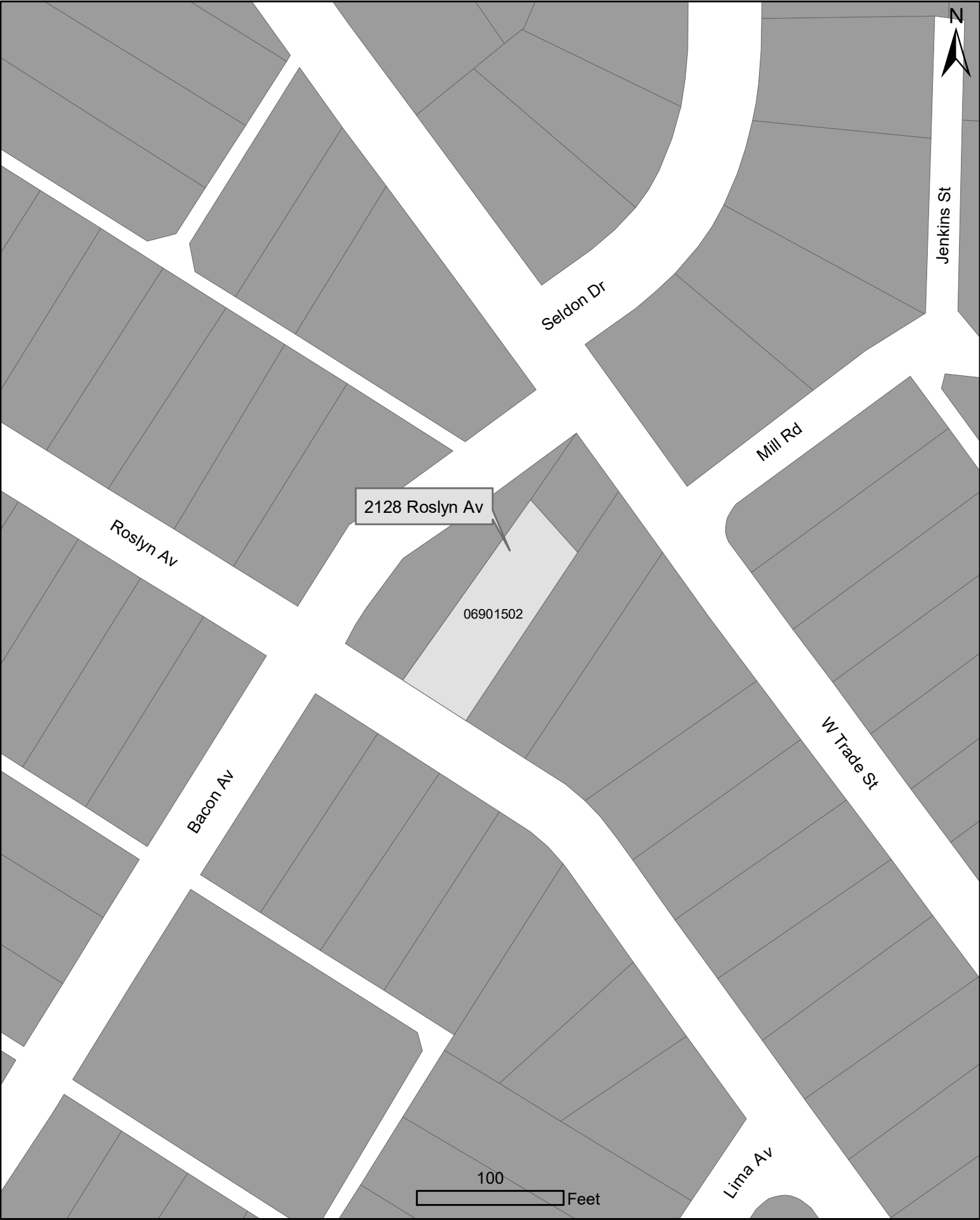
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$75,793 (\$40.57/sq. ft.), which is 861.28% of the structure tax value, which is \$8,800.

- City rehab costs analysis shows that rehabilitation is not feasible because the cost is prohibitive.
- New construction analysis shows that new construction is not feasible because the cost is prohibitive.
- Violations include: Structural, plumbing, electrical and heating violations. Missing ceiling and wall covering throughout. Wall and Floor framing not structurally sound. Exterior siding and trim decayed/loose and missing in areas. Missing plumbing fixtures. Missing heating equipment. Missing electrical fixtures, receptacles and wiring. Areas of roof sheathing decayed. Roof covering damaged in areas.
- The building is 83 years old and consists of 1,868 square feet total.
- A new 1,868 sq. ft. structure can be built for \$128,892.

2128 Roslyn Avenue



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